

The Meadows at Timberhill Home Owners' Association

Minutes of Thursday December 12, 2024 Board meeting

Meeting called to order at 7:03 p.m. PST. **Present:** President Robert Neary, Treasurer Maggie Wang, Secretary Ike Ghozeil, Charlotte Fleming and Sherrie Tate of Fleming Properties LLC (FPL), and owners Chantal Chevalier, Marianne Clausing-Lee, Bill Meis and Tamina Toray. Meeting was conducted via Zoom.

Open Forum: Chantal mentioned that many driveways have moss growing and could be slippery as a result. Marianne suggested that owners and renters be informed about getting rid of the moss, as it is the owners' responsibility to do so. Bill asked whether putting a structure in the driveway in which to keep trash and recycling containers out of sight is an acceptable option. Robert replied that approval would be on a case-by-case basis and structure-specific.

Housekeeping and Report Items:

1. Approved minutes from the Board meeting of November 21, 2024 – Ike
2. Treasurer's report - Maggie
 - a. Financials look good and were approved
3. ARC requests
 - a. Owner Bill Meis recently submitted a request to vent their unit's fireplace
 - b. Request is likely to be approved, after installation details are sent to FPL
4. Committee reports – None at this time
5. Report from Fleming Properties LLC (FPL)
 - a. Status of delinquent accounts
 - There are two persistent delinquencies at this time
 - Owners will be contacted again, and liens may be placed on their properties if their accounts are not settled
 - b. Landscaping – Mowing and maintenance
 - No major issues at this time
 - c. Roofing issue
 - No major issues at this time
 - d. Gutters/eaves – No issues at this time
 - e. Painting status
 - Work will resume in the spring
 - f. Light fixtures
 - Bid was received for installation of remaining sixteen rear fixtures
 - Proposal was for nearly double the original cost, possibly because the proposed work is to be done on a weekend
 - FPL will request bidder to resubmit at a lower cost
6. Casualty and liability insurance
 - a. HOA is declining the terrorism coverage offered at an extra cost
7. Financial review for 2023 is in process and should be ready in about three months
8. Other items – None at this time
9. General announcements and items for the record
 - a. Lighting fixtures bidder will be asked to resubmit a lower-cost proposal
 - b. Budget for 2025

- Charlotte presented the budget for 2025 and it was approved as published
 - It includes expected cost increases especially in insurance premium, landscaping, and management fee
 - Also included are the planned resealing of the asphalt surfaces for which the HOA is responsible, border fence maintenance, other maintenance needs as they arise, and the need to replenish our reserves, which have been neglected because of frequent past maintenance needs
 - An increase of \$30 in the monthly assessment is necessary to cover the expected cost increases
- c. Amendment to our bylaws may not be needed and no action needed at this time – HOAs may be exempt from having to comply under the new Corporate Transparency Act
- d. Robert is planning on vacating his post as President after the annual meeting, and a search for a suitable replacement has begun

Discussion and Decision Items:

1. Annual meeting will be on Thursday January 9, 2025 at 7:00 p.m. PST via Zoom
2. Meeting will be followed by a regular Board meeting

Action Items:

1. FPL will do the following:
 - a. Request a modified bid for completing the lighting fixtures installation work

Date and time of next meeting: Thursday January 9, 2025 at 7:00 p.m. PST via Zoom

Adjournment was at 7:35 p.m. PDT
Respectfully submitted, Ike Ghozeil, Secretary